



PLANNING & ZONING REPORT



APRIL 2023

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

04/01/2023 to 04/30/2023

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19225	1	Porch awning	Addition	N/A	Donald M. & Mary A. Glenn	852 Ashton Court	\$16,185.00
19223	1	Deck	Addition Deck - 05	The Construction Factory	The Construction Factory	710 Altman Street	\$50,000.00
19237	1	Above ground pool	Accessory Pool-06	Alpine Pools	Timothy J. & Michele A. Zona	720 Conrad Street	\$45,000.00
19246	1	Sign board relocation	Permanent Sign	Masco Construction		921 & 933 Magill Drive	\$20,000.00
19226	1	Interior Remodel Mind Dojo	Interior Renovation	Colony Construction Company LLC		8954 Hill Drive	\$53,400.00
19217	1	Auto Zone	New Construction	Premier Construction Group Inc.		9111 State Route 30	\$1,807,798.00
19234	2	Home Occupation	Home Occupation		Jeffrey M. & Jeanne M. Sicuro	2640 Hahntown Wendel Road	\$0.00
19242	2	Solar Panels	Solar Panels	Trinity Solar	Trinity Solar	11130 Bluebird Drive	\$21,021.00
19248	2	Deck	Addition Deck - 05	Ironmill Construction	Ironmill Construction	311 Country Hills Drive	\$36,686.00
19241	2	Modular Home on full foundation	New Construction	Winston Watson	Winston Watson	231 Main Street	\$220,000.00
19236	2	Deck	Addition Deck - 05		Brian M. & Chelsea Catherine Scherer Arnold	1026 Giulia Drive	\$14,000.00
19233	2	In ground pool	Accessory Pool-06	Greensburg Pool Company	Greensburg Pool Company	6410 Antonio Drive	\$58,550.00
19232	2	12 X 12 Accessory Building	Accessory Build- 07	Tuff Shed Inc	Peter B. & Dolores J. Magill	930 Main Street	\$5,838.00
19215	2	Additions	Addition	Bruce Construction	Leonard J. & Mary et al Pisarek	11090 Bouldin Road	\$424,179.00
19216	2	Self Storage Building	Commercial Occupancy			State Route 30	\$0.00
776	2	MECH DEVICE	KORNER TAVERN			349 & 369 Hahntown Wendel Road	\$0.00
19239	3	Front porch	Addition	Botti Contracting	James M. & Renee M. Varney	1956 Tara Drive	\$20,000.00
19247	3	Shed	Accessory Shed- 07	Tuff Shed Inc	Brian & Heather Lepore	11472 Percheron Circle	\$6,650.00
19229	3	Single Family Home	Single Family Home	RWS Development Co	RWS Development Co	11792 Sundae Drive	\$556,848.00
19230	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11970 Sundae Drive	\$430,619.00
19227	3	Above ground pool	Accessory Pool-06		Mark D. & Kathryn Pasternak	1180 Clay Pike	\$5,000.00
19218	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1000 New Hope Drive	\$248,619.00
19228	4	Solar Panels	Solar Panels	365 Solar Energy		1001 Rebecca Street	\$20,000.00
19219	4	Inground pool	Accessory Pool-06	Ryan Bianco	Anthony I. Jr. Morris	783 Rebecca Street	\$44,400.00
19238	4	Deck	Addition Deck - 05		Arlene R. George	14080 Oakview Drive	\$34,000.00
19235	4	Deck	Addition Deck - 05	David Colwell	David & Michelle Colwell	1890 Mickanin Road	\$9,000.00
795	4	mechanical device				2630 Coulterville Road	\$0.00

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19243	5	Above ground pool	Accessory Pool-06	Self	David & Nicole Cherep	14191 Jane Claire Drive	\$1,000.00
19245	5	Deck	Addition Deck - 05	Urban Construction Services	Urban Construction Services	3267 Warwick Drive	\$60,000.00
19222	5	Above ground pool	Accessory Pool-06	B&T Installations	Timothy & Lauren Osborne	1754 Marion Drive	\$0.00
19221	5	Sign	Permanent Sign	Fast Signs		11065 Parker Drive	\$6,000.00
19244	6	Accessory structure	Accessory Shed- 07	Miller's Storage Barns LLC	Sean & Nicole Beck	570 Kingfred Drive	\$8,000.00
19240	6	Interior remodel	Interior Renovation	MXCP Construction	Coppertop LLC	11080 Center Highway	\$20,000.00
19231	7	Replacement above ground pool	Accessory Pool-06	Nyberg Homes	Kris J. & Renae M. Nyberg	12111 Pinecrest Court	\$30,000.00
19224	7	Dog Grooming	Commercial Occupancy			14139 State Route 30	\$0.00
19220	7	Grading to the west side of SR 993 just north of Barner Hill Road.	Grading	JP Land Holdings LLC	JP Land Holdings LLC	State Route 993	\$770.00

Total Estimated Cost:

\$4,273,563.00

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Budget Report April 2023

Budget Items	2023 Budget	April 2023	YTD	% YTD	April 2022
Building and Occupancy Permit Fees	\$200,000.00	\$22,764.00	\$66,768.50	33.38%	\$8,693.50
Zoning Hearing Board Application Fees	\$4,000.00	\$600.00	\$4,200.00	105.00%	\$1,200.00
Planning Commission Application Fees	\$7,000.00	\$2,085.00	\$17,835.00	254.79%	\$2,540.00
Mechanical Device Fees	\$8,200.00	\$1,000.00	\$8,000.00	97.56%	\$500.00
Miscellaneous Fees	\$100.00	\$86.00	\$154.00	154.00%	\$0.25
Fee in Lieu for Recreation	\$30,000.00	\$2,000.00	\$11,000.00	36.67%	\$1,000.00
Total:	\$249,300.00	\$28,535.00	\$107,957.50	43.30 %	\$13,933.75

New Home Residential Building Permits (Major Developments & Off-Site)

Plan Name	April 2023	Year to Date
Bella Mia	0	0
Hollybrook	1	2
Legends III	0	1
Redstone Highlands	0	0
Stonegate	0	0
Sunset Valley VIII	0	0
Thomas Farm Acres	2	11
Tuscan Hills II	0	1
Tuscan Hills V	0	0
Tuscan Hills VI	0	7
Tuscan Hills VII	0	0
Tuscan Hills VIII	0	0
Willow Glenn I	0	0
Willow Glenn II	0	0
Willow Glenn III	0	0
Willow Estates I	0	0
Willow Estates II	0	1
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	0
Off-Site	1	4
Total:	4	27

New Home Residential Building Permits by Ward

Ward	April 2023	Year to Date
1	0	2
2	1	11
3	3	13
4	0	0
5	0	1
6	0	0
7	0	0
Total:	4	27

PLANNING COMMISSION MEETING
MAY 1, 2023 @ 7:00 PM
11279 CENTER HIGHWAY
NORTH HUNTINGDON, PA 15642



Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from previous meeting
- Citizens Input
- Old Business
 1. S-22-2022: Lyons-Thomas Subdivision
 - *Recommend denial of this plan due to court order.*
- New Business
 1. S-05-2023: Tuscan Hills VII
 - *Proposed seventh phase in the Tuscan Hills Development.*
 2. SP-03-2023: Burger King
 - *Proposed demolition and construction of new restaurant on State Route 30.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Express Car Wash
 2. Bear Peak Power Battery Storage
- Discussion Items— Comprehensive Plan Update - EPD
- Chairman's Report
- Adjournment